

AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 3, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-16954 - APPLICANT: THE CHONG CO. - OWNER: CFT-TCC NELLIS, LLC

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, 10/25/06, landscape plan, and building elevations, date stamped 10/19/06, except as amended by conditions herein.
3. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: The provision of ten 24 inch box trees, with a typical spacing of 20 feet on center, within the planter along the west property line; and the provision of 23 24-inch box trees, with a typical spacing of 30 feet on center, within the planters along the north, south and east property lines.
4. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
5. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
8. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
10. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. Coordinate with the City of Las Vegas Engineering Division [Dave Bowers @ 229-6272] regarding what impact, if any, the Las Vegas Wash/Sandhill Sewer Rehabilitation and Nellis Boulevard Sewer projects will have on development of this site. Development of this site shall comply with the recommendations of the City Engineer.
13. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
14. Provide a copy of a recorded joint access agreement between this site and the adjacent parcel to the south and to the existing private street to the north prior to the issuance of any building permits.
15. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.

17. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a 8,345 square-foot shopping center on 1.24 acres on the west side of Nellis Boulevard, approximately 1,060 feet south of Bonanza Road.

The proposed development is compatible with the multi-family residential development to the west and the commercial development to the north, south and east.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
06/05/76	The City Council approved a rezoning of this site to C-2 (General Commercial).
12/07/06	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #2/ar).
<i>Pre-Application Meeting</i>	
09/05/06	Staff explained the requirements for a Site Development Plan Review.
<i>Neighborhood Meeting</i>	
	A neighborhood meeting is not required for this application, and one was not held.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.24

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	General Commercial	C-2
North	Undeveloped	General Commercial	C-2
South	Restaurant	General Commercial	C-2
East	Offices	Clark County	Clark County
West	Apartments	Medium Density Residential	R-3

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	
Trails		X	
Rural Preservation Overlay District		X	
Development Impact Notification Assessment		X	
Project of Regional Significance		X	

DEVELOPMENT STANDARDS

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	1.24 Acres	Y
Min. Lot Width	100 Feet	188 Feet	Y
Min. Setbacks			
• Front	20 Feet	90 Feet	Y
• Side	10 Feet	21 Feet	Y
• Rear	20 Feet	119 Feet	Y
Max. Lot Coverage	50 %	15 %	Y
Max. Building Height	N/A	1-story 33 feet	Y

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	99 Feet	119 Feet	Y
Trash Enclosure	50 Feet from residential	119 Feet from residential	Y

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/ 6 Spaces	11 Trees	16	Y
Buffer:				
West prop line: Min. Trees	1 Tree/ 20 Linear Feet	10 Trees (24 inch box)	6 Trees (15 Gallon)	N
North, South and East prop lines: Min. Trees	1 Tree/ 30 Linear Feet	23 Trees (24 inch box)	12 Trees (15 Gallon)	N
Min. Zone Width	15 Feet along Nellis Boulevard; 8 Feet along north, south and west property lines		15 Feet along Nellis Boulevard; 8 Feet along north and south property lines; 10 feet along west property line	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Retail	3,845 Square Feet	1 sp/ 175 Square Feet	22 Spaces				
Restaurant w/ drive thru	4,500 Square Feet	1 sp/ 100 Square Feet	45 Spaces				
TOTAL			67 Spaces	3 Spaces	67 Spaces	3 Spaces	Y
Loading Spaces	8,345 Square Feet	0-10,000 Square feet requires one space	1 Space		1 Space		Y

ANALYSIS

The applicant proposes to develop an 8,345 square-foot commercial building on this undeveloped site. Access to Nellis Boulevard is provided by shared driveways along the north and south property lines. The building elevation depicts a plaster exterior with decorative stone accents at the pedestrian level. Landscape planters of widths that comply with city standards are shown along all property lines. Because some of the sizes and types of landscaping shown within the planters do not comply with city standards, staff has included a condition of approval which requires the provision of compliant landscaping.

FINDINGS

The following findings must be made for an SDR:

1. The proposed development is compatible with adjacent development and development in the area;
2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;
3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;
4. Building and landscape materials are appropriate for the area and for the City;
5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;
6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

In regard to “1”: The proposed development is compatible with the multi-family residential development to the west and the commercial development to the north, south and east.

In regard to “2”: The proposed development is consistent with the General Plan. It will be consistent with Title 19 with the inclusion of condition three, which addresses the landscaping within the perimeter planters.

In regard to “3”: Nellis Boulevard is designated by the Master Plan of Streets and Highways as a 100-foot wide Primary Arterial and will not be adversely impacted by this request.

In regard to “4”: The building materials are appropriate for this type of development. The landscape materials will be consistent with the inclusion of condition three, which addresses the landscaping within the perimeter planters.

In regard to “5”: The applicant has proposed to develop a project that uses a pleasing blend of materials, including plaster and stone accents, and has designed the development to incorporate architectural features that will create visual interest.

In regard to “6”: The site will be subject to inspections and will not compromise public health and safety.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 2

ASSEMBLY DISTRICT 14

SENATE DISTRICT 2

NOTICES MAILED 75 by Planning Dept

APPROVALS 0

PROTESTS 0